

449002/80

Revised

CITY OF RIVERSIDE
HUMAN RESOURCES DEPARTMENT
CLASSIFICATION SPECIFICATION

TITLE: BUILDING MAINTENANCE TECHNICIAN

DEFINITION

Under general supervision, to perform skilled technical work in the monitoring, testing, maintenance and repair of computer automated system controlling building operations in the City Hall complex; and to do related work as required.

DISTINGUISHING CHARACTERISTICS

REPORTS TO:

SUPERVISION RECEIVED AND EXERCISED

EXAMPLES OF DUTIES

Duties may include, but are not limited to, the following:

- Monitor operation of building systems automation computer, including alarm printer, input keyboard, intercom system, projection system and data printer; test systems and computer operations on a scheduled basis.
- Respond to system problems, isolating problem area and determining scope of problem; repair minor problems, notifying superior of major problems that cannot be handled; remove, replace and repair malfunctioning sensors and controls; assist in major repair projects.
- Assists in the modification or preparation of new programs for the computer control system.
- Maintain and repair air handling units, supply fans, and exhaust fans.
- Maintain and repair boilers, domestic hot water heaters, pumps.
- Service and maintain air-conditioning equipment.
- Calibrate and repair electronic test equipment.
- Initiate requisitions for parts and materials; keep operating records and prepare reports as required.

QUALIFICATIONS

Knowledge of:

- Theory and operation of automatic control equipment, including solid state pneumatic systems.
- Theory and operation of mechanical computers.
- Computer programming as it relates to automatic control.
- Operations of air conditioning and heating equipment.
- Tools and equipment used in testing, maintenance and repair of automated building systems.
- Occupational hazards and standard safety practices of the trade.

Ability to:

- Read and interpret blueprints, schematics and wiring diagrams.
- React quickly and effectively in emergency conditions.
- Adjust and repair system defects.
- Use and care for tools and equipment.
- Work overtime as required.

Education and Experience:

Any combination of experience and education that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education: Equivalent to completion of twelfth grade supplemented by courses in electronics and mechanical computer programming and operations.

Experience: One year of experience in the installation and/or maintenance and operation of a mechanical computer automated system controlling building operations, preferably with Powers System equipment.

MEDICAL CATEGORY: Group 2

NECESSARY SPECIAL REQUIREMENT

Possession of or ability to obtain an appropriate, valid California motor vehicle operators license.

CAREER ADVANCEMENT OPPORTUNITIES

FROM:

TO: